



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4421

January 3, 1994

Mid-Kansas Engineering Consultants, Inc.  
Attn: Dean Sellers  
3500 N. Rock Road - Building 800  
Wichita, KS 67226

Re: S/D 93-71 - ARMOUR WOODS ADDITION (Final Plat)

Dear Mr. Sellers:

At the regular meeting of the Metropolitan Area Planning Commission on December 30, 1993, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 27, 1993.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:rh

cc: Cranmer Grass Farms, Inc., 2501 North Maize Road, Wichita, KS 67205  
Mike Lindebak, City Engineer



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December 27, 1993

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Dear Mr. Sellers:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 23, 1993, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. - will be completed by 9/15/95
- ~~B.~~ Prior to this plat being submitted to the City Council for review, the applicant shall have requested and obtained annexation of this site to Wichita. Such annexation will allow the platting of lots to the sizes indicated by this addition. This plat shall be subject to any requirements of annexation.
  - ~~B.~~ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - ~~G.~~ The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed water line extensions in Maize Road adjacent to this site.
  - ~~D.~~ The applicant shall guarantee the paving of the proposed interior streets.
  - ~~E.~~ The applicant shall guarantee any drainage improvements required by the platting of this property.
  - ~~E.~~ The applicant shall guarantee construction of the storm sewers required by this plat.
  - ~~G.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

FILE COPY

- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the homeowners' association to maintain the parking strip or unpaved area of Maize Road along the plat's east line.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. Based upon a comment in this site's platting binder, it appears that a question on this site's ownership exists. That is, there appears to be a question of overlapping legal descriptions effecting a part of the site. Before the final plat can be submitted to the City Council, the applicant will have to confirm this site's ownership and all parties having an interest in the site will need to sign the final plat tracing. As necessary, the applicant shall submit sufficient proof of this site's precise ownership and/or a legal opinion noting what parties need to be signatories to the plat.
- L. On the final plat tracing, the east line of this plat and the 10-foot street dedication for Maize Road shall be properly depicted. The heavy solid line should be used to indicate the east line of the plat (lots, reserve) while a lighter, thin line should be used to indicate the area of the street dedication. Lot corners, arrows, associated dimensions shall be adjusted accordingly.
- M. On the final plat tracing, larger print shall be used for the area indicated as having "complete access control". The present print size is below both the size accepted for recording by the Register of Deeds and is too small for microfilming used by the City.
- N. The abbreviation C.A.C. shall be shown and explained in the legend located under the north arrow.
- O. On the final plat tracing, the MAPC signature shall indicate James D. Miner as chairman.

December 27, 1993

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- P. As requested by City Engineering, the street stub to the south shall be platted with a 64-foot right-of-way in order to match the corresponding stub of the plat to the south.
- Q. As requested by City Engineering, additional information shall be provided in regard to drainage for this site. This plat will not be scheduled for City Council review until Engineering obtains and approves this additional information.
- Also as indicated by Engineering, minimum building pad elevations need to be established for certain lots in the vicinity of the pond being planned for this site. These minimum building elevations shall be noted both on the face of the plat and in the plat's text. It shall be indicated if these elevations are for the lowest floor or opening and both on-site and off-site benchmarks shall be provided.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

S/D 93 - 71 ARMOUR WOODS ADDITION Final Plat

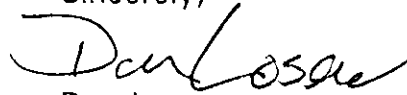
December 27, 1993

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The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 30, 1993 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Cranmer Grass Farms, Inc., 2501 North Maize Road, Wichita, KS 67205  
Mike Lindebak, City Engineer



STAFF COMMENTS:

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